

EXHIBIT B1

City of Dallas

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 4.12.24

TIME: 8:30am

PROJECT: 900 E Clarendon

LOCATION: City Hall 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the 900 E. Clarendon project as derived from the April 12th Peer Review session.

Design Recommendations Summary

- [1] The Panel advises strategic parking spaces be repurposed for landscaping, green space, and seating areas if a parking agreement can be made with the neighboring garage under construction. '

Applicant Response 4.30.24: The site & landscape plan has been revised to reduce the amount of parking at the southwest parking areas accessed from Clarendon. The area near the creek is shown as permeable with mulch or gravel for seating areas and public gathering space. The existing paved area near the main Common Entry A and dock area can be utilized for gatherings or events and can also be used as a loading area with short-term 20-min parking. Planters will be utilized to add landscaping in this area, without removing existing concrete.

City Response 5.6.24: With the changes shown on the updated exhibit plans, you have now met the Panel's recommendation.

- [2] The Panel recommends further study of the parking areas to eliminate spots that are not accessible or interfere with service areas.

Applicant Response 4.30.24: The site plan has been revised and several parking spaces have been eliminated. The dumpster area has been reduced, adding maneuvering space around the southeast side of the building.

City Response 5.6.24: You will meet the Panel's recommendations subject to the changes shown on the updated exhibit plans and any additional parking reductions available once tenant mix is finalized that meet zoning requirements.

- [3] The Panel advises tenant uses and access to tenant spaces be studied further to ensure the development has an active tenant mix and clear wayfinding.

Applicant Response 4.30.24: This recommendation is noted, and the project team will strive to incorporate thoughtful and clear wayfinding to enhance access to the spaces and attract an active tenant mix. Identity signage is shown on the site plan, and this will be an opportunity to incorporate wayfinding in addition to directional signage on the building. Vast interior spaces will be divided into a variety of suite sizes to offer up to 30,000 SF of storefront retail and studio space. The targeted tenants will include wellness studios, coffee roasters, a climbing gym (to be considered in the ice vault), maker spaces, art studios, small retail, and a creek-side restaurant with patio and greenspace overlooking Cedar Creek. Flexible warehouse, showroom and studio spaces are planned for the remaining buildings fronting the DART rail. A visionary goal is that the project will serve as a central neighborhood business hub for East Oak Cliff and could be an example for future development along this corridor.

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City Response 5.6.24: With the clarification that clear wayfinding will be incorporated as tenants are identified and space needs are finalized you will have met the Panel's recommendation. Please provide a wayfinding exhibit when available.

- [4] To enhance safety and walkability, the Panel recommends exploring the possibility of widening and buffering the sidewalk along Clarendon if the City proposes roadway changes in the future. In the short term, walkability and safety can be enhanced by adding pedestrian lighting to better illuminate the rear parking lot, Viloa Street, and Clarendon Dr.

Applicant Response 4.30.24: Enhancing the safety and walkability to and around the property will be extremely important. Should the City propose roadway changes in the future, the project team is open to exploring the possibility of widening and buffering the sidewalk along Clarendon. In the interim, area lighting mounted to the building is included in our plan, along the Clarendon and Viola frontage, and around the building. With the proximity of the building to Clarendon, the light spread will travel to the sidewalk in these areas.

Dark Sky approved outdoor lighting will be specified to direct light downward and reduce skyglow and light pollution. Landscape lighting and bollards will assist with low-level pedestrian illumination. Cedar Creek is home to a variety of nocturnal wildlife, and we will be mindful of their habitat, as well as our neighboring Zoo animals.

Pole-mounted area lighting is included at the north parking lot and a row of area lights has been added along the Viola property limits to illuminate both the parking and sidewalk area. With parking and space for a 5'-0" wide sidewalk along Viola, the light poles will be mounted inside the property line and not in the ROW. The planned parking area lighting will be shielded to direct light downward and reduce skyglow and light pollution.

Another consideration we have regarding exterior lighting for the property is energy consumption. Design development plans have passed an energy efficiency audit, and the project is on track for Property Assessed Clean Energy (PACE) financing, which will require the project to meet certain energy requirements such as: "Outdoor lighting power density shall not exceed 2750 watts." We will be working closely with our engineering team to ensure we meet PACE and Green Energy requirements.

City Response 5.6.24: With the changes shown on the updated exhibit plans and lighting cut sheets provided, you have now met the Panel's recommendation.

- [5] The Panel recommends additional attention be given to the southern tip of the development and eliminate parking there to create a bold urban contribution to the development and the community that opens-up unique opportunities for complimentary uses along the creek's edge.

Applicant Response 4.30.24: The site/ landscape plan has been revised to reduce the amount of parking spaces at the southwest areas accessed from Clarendon. A few spaces are shown on the west side to accommodate drop-off, loading, or short-term parking. A large portion of the southern tip of the development near the creek is shown as permeable with mulch or gravel for seating areas and public gathering space. Existing large growth trees, shrubs and native pollinator plants will be incorporated into the landscaping for the property. The park-like setting near Cedar Creek and the Dallas Zoo will be open for wildlife viewing, community gatherings, and complimentary uses along the creek's edge.

City Response 5.6.24: With the changes shown on the updated exhibit plans, you have met the Panel's recommendation.

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- [6] The Panel acknowledges this part of Oak Cliff is seeing tremendous changes and linking emerging assets will be important for the City to ensure pedestrians and the neighboring community can safely access these amenities. The Panel advises developing a diagram to illustrate the various neighboring assets and how they connect to this new development.

Applicant Response 4.30.24: The project team would like to assist the City with ensuring safe pedestrian access from neighborhoods and nearby assets to this development. An amended site context map is provided with this response.

City Response 5.6.24: With the updates to the context map, you have now met the Panel's recommendation.